

Issued: February 5, 2015

**DESIGN REVIEW ADVISORY COMMITTEE
SPECIAL MEETING
MINUTES
WEDNESDAY, FEBRUARY 4, 2015
ROOM 217
TOWN HALL, WEST HARTFORD, CT**

Call to Order/Roll Call: 4:30 P.M.
Adjournment: 6:10 P.M.

ATTENDANCE:

DRAC: Jeffrey Gebrian, Chair; Sheldon Crosby, Vice Chair, Members: Richard Hughes, Fred Fritz, Gordon Binkhorst, Matthew McGrath

Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner; Mark McGovern, Director of Community of Services

The meeting was called to order at 4:30.

STUDY SESSIONS:

27 Park Road - *Study session preparatory to the submission of a Special Development District application for the redevelopment of the Sisters of Saint Joseph site located at 27 Park Road. (Initial DRAC Study Session on February 4, 2015.)*

The Town Planner, Mr. Dumais, briefly introduced the application and oriented the Committee to the existing land uses on the site, its current zoning and offered an overview of what was being proposed. He then turned the presentation over to the applicant's development team.

The applicant was represented by, Henry Withers of CR3 and Jeff Bianco, Ray Giolitto and Sean Donadio all of Northeast Collaborative Architects. The overall site plan was discussed and proposed architectural plan which includes the preservation and adaptive reuse of a majority of the existing structure, a new addition containing 320 new residential housing units, and structured parking garage, new at grade parking areas and associated site landscaping and amenities. The Committee asked several questions about the massing and architecture of the eastern elevation of the building. It was their consensus that this area needed more work, particularly to lower its scale and perhaps required an alternate architectural style. In addition, the construction type and screening of the parking structure was discussed. The DRAC thanked the applicant for their great start and welcomed them back for another study session.

Chairman Gebrian recused himself from this study session and was not present.

Complete Streets - Stakeholder outreach and request for feedback on Draft Complete Streets Policy (Initial DRAC Study Session on January 22, 2015.)

Mr. Dumais presented the draft policy to the Committee and asked for comments or feedback. The Committee was supportive of the policy and asked that additional clarification of the term “transportation improvement” be looked at. Mr. Dumais also noted that Committee member Parsons-Whittaker, who was unable to attend the meeting, submitted comments that would be reviewed and incorporated.

REFERRAL FROM TOWN PLANNER:

7 North Main Street – Application (SDD #28-R1-14) for and SDD administrative amendment on behalf of Sarjac Partners, LLC, Fringe Hair Works, LLC and Face It. LLC for signage for the two new business and a parking agreement with the Town. (Initial DRAC Study Session on February 4, 2015.)

Mr. Dumais noted that the applicant, at the last minute, had a conflict and would not be able to present the application. He then stated that this was the third time that this referral was scheduled but pulled from the agenda. Since this was the third time this item appeared on a meeting agenda and was not a mandatory referral, Mr. Dumais presented the application and asked for any comments from DRAC on the application. The Committee commented that, in their opinion, the ground mounted sign was a bit too large and that the main entrance building sign was not needed.

There being no further business, the meeting was adjourned at 6:10.

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